

136.0

Map

0005

Block

0001.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 2,156,900 /

USE VALUE: 2,156,900 /

ASSESSed: 2,156,900 /

Total Card /

Total Parcel

2,156,900

2,156,900

2,156,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
3		BRANTWOOD RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: KOKINOS G STEVEN & DEBORAH

Owner 2:

Owner 3:

Street 1: 3 BRANTWOOD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12280.000	1,447,300		709,600	2,156,900
Total Card	0.282	1,447,300		709,600	2,156,900
Total Parcel	0.282	1,447,300		709,600	2,156,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		371.43	/Parcel: 371.43

Legal Description

User Acct

87658

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID

136.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,447,300	0	12,280.	709,600	2,156,900		Year end	12/23/2021
2021	101	FV	1,406,200	0	12,280.	709,600	2,115,800		Year End Roll	12/10/2020
2020	101	FV	1,406,200	0	12,280.	709,600	2,115,800	2,115,800	Year End Roll	12/18/2019
2019	101	FV	1,123,800	0	12,280.	749,000	1,872,800	1,872,800	Year End Roll	1/3/2019
2018	101	FV	1,123,800	0	12,280.	551,900	1,675,700	1,675,700	Year End Roll	12/20/2017
2017	101	FV	1,123,800	0	12,280.	528,200	1,652,000	1,652,000	Year End Roll	1/3/2017
2016	101	FV	1,087,000	0	12,280.	488,800	1,575,800	1,575,800	Year End	1/4/2016
2015	101	FV	1,012,500	0	12,280.	410,000	1,422,500	1,422,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRANTWOOD 3 RLTY ASSOC LLC -	65218-502		4/15/2015	Intra-Corp		1	No	No	
GERRITSEN DEIRA	51325-44		6/18/2008	Change>Sale	1,350,000	No	No		
WIXTED MARY E	35921-261		7/19/2002		1,200,000	No	No		
PALMER ROBERT	31610-196		7/14/2000		975,000	No	No		
MCLAUGHLIN PAUL	26991-374		1/15/1997		352,000	No	No	Y	

NARRATIVE DESCRIPTION

PRINT

DATE

TIME

12/30/21

10:59:14

LAST REV

DATE

TIME

01/07/21

09:58:08

danam

10586

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/25/2020	1498	Porch	76,225						7/11/2016	Meas/Inspect	DGM	D Mann
4/4/2016	374	Addition	238,500	O					4/9/2014	Measured	PC	PHIL C
6/11/2013	836	Solar Pa	21,000						6/11/2013	Info Fm Prmt	EMK	Ellen K
11/26/2008	1461	Renovate	422,000	O				RENOVATE EXISTG HO	5/13/2009	Info Fm Prmt	BR	B Rossignal
11/5/2008	1400	Demo gar	10,000						3/10/2009	Measured	372	PATRIOT
11/19/1999	779	Add Bath	14,000					ADD BATH	10/30/2002	MLS	MM	Mary M
3/11/1998	126	Redo Bat	2,500					REMODEL BATH	11/17/2000	MLS	MM	Mary M
3/2/1998	99	Porch	18,000					REBUILD PORCHES	11/29/1999	Mailer Sent		
2/28/1997	84	Manual	15,000					STEEL BEAM	11/5/1999	Measured	266	PATRIOT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12280		Sq. Ft.	Site		0	90.	0.64	10									709,561						709,600	

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ARLINGTON

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St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

Parcel ID

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OTHER ASSESSMENTS

PROPERTY FACTORS

BUILDING PERMITS

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)

Total AC/HA: 0.28191

Total SF/SM: 12280

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 709,561

Spl Credit

Total: 709,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

